

**Joe Orr, Inc.**  
*Surveyors & Engineers*  
2167 Post Oak Circle  
College Station, TX 77845  
(979) 690-3378

Proposed Easement  
CSISD 30.00 Acre Tract  
Thomas Caruthers League  
College Station, Texas  
August 29, 2002

All that certain tract or parcel of land lying and being situated in the Thomas Caruthers League, Abstract No. 9, in College Station, Brazos County, Texas, being a part of that 30.00 acre tract conveyed to the College Station Independent School District by deed recorded in Volume 1033, Page 534 of the Official Records of Brazos County, Texas, being an easement seven feet (7') in width lying along and adjoining the south side of the existing 0.24 acre Perpetual Easement tract described in Volume 4026, Page 323 of the Official Public Records of Brazos County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod with and orange plastic cap stamped "H.P. Mayo RPLS 5045" set in the west line of the said CSISD 30.00 acre tract, from which a 1/2" iron rod was found N 3° 20' 28" E – 13.13 feet at the northwest corner of the said 30.00 acre tract.

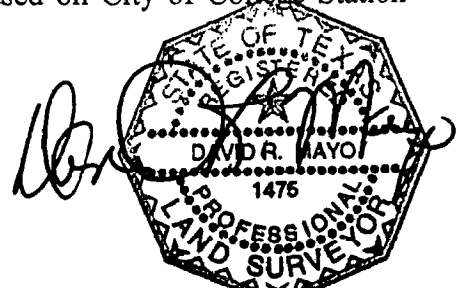
Thence S 86° 27' 34" E – 739.65 feet along the south line of the said perpetual easement to a 1/2" iron with and orange plastic cap stamped "H.P. Mayo RPLS 5045" set in the east line of the said CSISD 30.00 acre tract, from which a 5/8" iron rod was found N 2° 42' 27" W – 15.38 feet at the northeast corner of the said 30.00 acre tract;

Thence S 2° 42' 27" E – 7.04 feet along the line between the said CSISD tract and that 25.79 acre tract conveyed to Stewart Thompson, trustee for the Brian Howard Perry Trust described by deed recorded in Volume 1980, Page 272 of the Official Public Records of Brazos County, Texas;

Thence N 86° 27' 34" W – 740.39 feet through the said CSISD tract to the west line of same;

Thence N 3° 20' 28" E – 7.00 feet along the west line of the said CSISD tract to the Point of Beginning and containing 0.12 acres of land more or less.

Bearings are TX State Plane (NAD-83) central zone, based on City of College Station 1994 control points and GPS observations.



Stonebrook Drive

W.S. Phillips Const., Inc.  
0.96 acres  
Vol. 3997, Pg. 163

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L.L. Carroll heirs  
rem. of 5.4 acres  
Vol. 122, Pg. 636

Britton Rice  
45.23 acres  
Vol. 3355, Pg. 200

Rock Prairie Road  
- variable width, prescriptive ROW -

Proposed 7' Easement  
0.12 acres

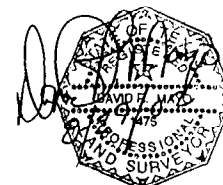
College Station  
Independent School District  
30.00 acres  
Vol. 1033, Pg. 534

August 2002

Bearings are Texas State Plane (NAD-83),  
based on City of College Station 1994  
control points and GPS observations.

Proposed 7' Easement  
CSISD 30.00 Acre Tract  
Thomas Caruthers League A-9  
College Station, Texas

Notes:  
All existing utilities and easements  
are not shown on this map.  
"1/2" IR set" denotes a 1/2" dia. rebar  
with an orange plastic cap stamped  
"H.P. MAYO RPLS 5045" set in 1999.



Stewart Thompson  
Trustee for the  
Howard Perry Trust  
Brian 25.79 acres  
Vol. 1980, Pg. 272

Edward Uvacek, Jr.  
remainder of 23.247 acres  
Vol. 1392, Pg. 245

Existing ROW Line  
(Vol. 4134, Pg. 204)  
20' Powerline Easement  
Vol. 613, Pg. 524

1/2" IR found  
(1999)  
N 3°20'28"E - 13.13'

Deed Line of C.S.I.S.D. Tract  
(Vol. 1033, Pg. 534)

0.24 Acre Perpetual Easement for  
Right-of-Way and Public Utilities  
Vol. 4026, Pg. 323

S 86°27'34" E - 739.65'  
N 86°27'34" W - 740.39'

existing utility markings, telephone & CATV lines  
20' Powerline Easement  
Vol. 613, Pg. 524

N 2°42'27"W - 15.36'

1/2" IR found  
(1999)  
S 74°22'27"E - 7.04'

20' Powerline Easement  
Vol. 700, Pg. 14